THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9519-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 449,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF May 2026. Notary Public MY COMMISSION EXPIRES: 11.5.29 (AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1423399 DEEDWARR
05/21/2026 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20260521-0046005

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace Proffitt and Wilma Proffitt and James Proffitt, Jr.	New Owners	
257 Tanksley Avenue		119-14-0-045.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Larry Craig Stephens and Angela Faye Stephens, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grace Proffitt, unmarried and Wilma Proffitt and James Proffitt, Jr., as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 26 of Block "D" on the Map of Woodbine Courts, Part Two, not of record, and described as follows:

Beginning at a point in the south margin of Tanksley Avenue at the corner of Lot Nos. 25 and 26; thence with the line between said lots, southerly 156.5 feet to the corner of said lots and of Lot Nos. 4 and 5; thence along the north line of Lot No. 4 westerly 75 feet to the corner of Lot Nos. 3, 4, 26 and 27; thence with the line between said Lot Nos. 26 and 27, northerly 156.5 feet to the southerly margin of Tanksley Avenue; thence with the margin of the same, easterly 75 feet to the point of beginning.

Being the same property conveyed to Larry Stephens, a married man, by Warranty Deed from Michelle Florez, and husband, Alex Florez of record in Instrument No. 20120711-0060799 Register's Office for Davidson County, Tennessee, dated June 25, 2012 and recorded on July 11, 2012.

Being the same property conveyed to Larry Craig Stephens and Angela Faye Stephens, husband and wife by Quitclaim Deed from Larry Craig Stephens, a married man of record in Instrument No. 20220912-0101638 Register's Office for Davidson County, Tennessee, dated September 09, 2022 and recorded on September 12, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **257 Tanksley Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of May, 2026.

Larry Craig Stephens

Angela Faye Stephens

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry Craig Stephens,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of May, 2026.

My Commission expires: 10-4-27

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Angela Faye Stephens,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of May, 2026.

My Commission expires: 10-4-27

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/7/26 (date of document).

Connie Taylor
Affiant Signature

5/7/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY